

## **OFFICIAL MINUTES**

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Monday, May 6, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Scot Leddy, Debra Spear, Jacob Mills, Roger Solum, Kyle Jamison, Jacob Limmer, Nick Schmeichel and Richard Smith. Also present were City Planner Ryan Miller and Community Development Director Michael Struck. Also present were Kaitlin Lee, Andy Lee, Debra Aalderks, Curt Kabris, Brian Brenner, Lyle Prussman, Shawn Storhaug, Matthew Weiss, Katie Murray, Robert Geary, Charles Ziegloff, Kurt Gutormson, Kyle Prodoehl and Patrick Daily.

**Item #7f** – CD Properties LLC submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lots 1-8 in Block 4 of Hill Park Addition along 6<sup>th</sup> Street between 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue.

(Schmeichel/Solum) Motion to approve the commercial corridor site plan with staff recommendation of the site plan including the following exceptions: Reduced parking of 147 spaces and balconies to encroach front yard setbacks of 12<sup>th</sup> and 13<sup>th</sup> Avenue by 3’7” Spear voted no. All others present voted aye. **MOTION CARRIED.**

## **OFFICIAL SUMMARY**

**Item #7f** – CD Properties LLC submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project was located on Lots 1-8 in Block 4 of Hill Park Addition along 6<sup>th</sup> Street between 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue. The proposed redevelopment included a four-story mixed-use building with three commercial suites located along 12<sup>th</sup> Avenue and 117 apartment units. The development would be accessed by two access drives, one from 12<sup>th</sup> Avenue and one from 13<sup>th</sup> Avenue. A rear parking lot was located between the proposed building and the alleyway with 68 parking spaces. An additional 53 parking spaces were located below the building on the ground level. The developer proposed a shared parking agreement with the Lofts at Park Hill to the west across 12<sup>th</sup> Avenue. The total off-street parking proposed was 137 parking spaces of the required 160 parking spaces. The developer was seeking variances to remove the required spaces for 10% of the number of units (reducing the total required off-street parking to 147 spaces) and to allow shared parking on a neighboring lot across 12<sup>th</sup> Avenue. The developer also requested boulevard parking along 12<sup>th</sup> Avenue. The review and approval of proposed boulevard parking is a separate review process outside of the commercial corridor design review overlay district site plan review. No parking stalls were located in the front yard of the 6<sup>th</sup> Street commercial corridor. Seven parking spaces were located within the front yards of 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue, which is allowed for mixed-use developments. Parking would be screened from the south with a mix of proposed landscaped berms and trees. The building was proposed as a four-story mixed-use building with a mezzanine above a portion of the upper-level units. The balconies would encroach the front yard setbacks along 12<sup>th</sup> Avenue, 6<sup>th</sup> Street and 13<sup>th</sup> Avenue. The commercial corridor design review overlay district standards allow for the encroachment of balconies by 25% of the front yard setback when located along an arterial or collector street. Balconies along 6<sup>th</sup> Street would conform to this, however, exceptions were necessary for the balconies along 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue to extend 3’7” into the front yard setback areas.

The proposal met all remaining commercial corridor design review overlay district and required landscaping standard.

Weiss, architect on the project, and Storhaug, assisting with the project, were available for questions. Weiss pointed out that the decks overhanging east and west were not a concern because they were not above the doors. He encouraged mixed use on the lot but struggles with parking and noted it is common with mixed use spaces for commercial to use parking during the day and residential to use it in the evening. Mills requested difference between staff recommendation and the request. Miller detailed that there were 16 additional spaces on the property across the road to the west and that they would like to remove the additional 10% parking spaces since there's a plan for boulevard parking. If the boulevard parking was included, they would meet the requirements. Struck stated that staff suggested mixed use to address the parking issues. By adding commercial they lost parking on the main level but they have done parking counts and spoke to neighbors who didn't see an issue. There was a house on the block that could be demolished and turned into parking if needed although it's not ideal. Storhaug stated that the city did not want to maintain boulevard parking so the developer must sign an agreement to maintain boulevard parking. Boulevard parking would be public parking but limited to no overnight parking for snow removal and maintenance. Struck discussed that the city wanted to be sure that these were short term parking spaces. Struck suggested a bump-in sidewalk to get parking further off of the street and to make maintenance easier. Mills would like to put a "bug" in Miller or Struck's ear about rules on balconies at setback lines because it was a nice feature. Struck agreed it was a nice feature to offer this property and as long as it was not over an entrance for items to fall on people, it made sense.

The meeting adjourned at 8:17 p.m.

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Ryan Miller, City Planner

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Tanner Aiken, Chairperson